

**Courtland Township  
Planning Commission  
Regular Meeting  
Tuesday, November 16, 2004**

Chairman Davis called the regular meeting of the Courtland Township Planning Commission meeting to order at 7:30 PM.

**Roll Call:** Davis – here, Brown – here, Wood – here, Post - here.

**Member's Present:** Davis, Brown, Wood and Post.

**Members Absent:** McAvoy

**Also Present:** Attorney J. Scales

**Approval of the Agenda:** Chairman Davis reviewed order of the agenda. The only change was that Solid Rock Worship Center was added back onto the agenda. Member Wood made a motion to approve the agenda. Member Brown seconded the motion. All ayes. The motion carried. Agenda approved.

**Approval of the Minutes:** Member Post made a motion to approve the August 17, 2004 minutes. Member Wood seconded the motion. All ayes. The motion carried. Minutes approved.

**Old Business:**

**Final Site Plan Review for Faith Pointe Condominium Development, 7300 14 Mile Rd., Rockford, MI - Stahlbusch Construction**

Representative David Stahlbusch of Stahlbusch Construction presented to the Planning Commission an updated site plan. The plan provided detention ponds which were approved by Township Engineers, Prein and Newhof (memo in file). Mr. Stahlbusch stated he has submitted the road plans to both M-DOT and Kent County Road Commission (KCRC), the roads were verbally approved and they are waiting for formal written approvals from them.

Member Post questioned whether or not there was a study conducted in regards to the water flow impact of storm water runoff to the properties on the west side of the development, as the property to the west is quite low.

Attorney Scales presented and reviewed the resolution for the development based on site plan presented which is dated 10/29/2004. He will revise the resolution and scarifying of the detention ponds will be included.

Chairman Davis stated that under # 8 of the resolution the Township would be responsible for assuring scarifying of the detention ponds, and monitoring the clearing, grading and construction of the development as often as necessary.

Member Brown motioned to adopt the Faith Pointe Site Condominium Resolution # P.C. 2004-11-1 as presented with the recommendations of Prein & Newhof and no trees to be disturbed along Myers Lake Avenue. The motion was seconded by Member Post. All ayes. The motion carried.

**Public Hearing:**

**New Business: Special Land Use Amendment for Country Fresh, LLC., 5337 13 Mile Rd., Rockford, MI**

Representative Nick Kelble presented his case to the Planning Commission requesting an increase in the pumping capacity from 20 gallons per minute to 50 gallons per minute. A report of the withdraw rate was submitted to the Township in February 2004 (report in file).

**Chairman Davis opened Public Hearing**

Wally Andersen of 9488 Myers Lake Avenue, Rockford, MI referred to a memo from Attorney Scales and suggested the Planning Commission take into consideration the amount of trucking and traveling of the trucks on the roads. He also suggested that perhaps a study of ground water and surface water impact be ordered to ensure there is no onset of depletion of the natural flowing well. If the water is flowing well and is not affecting the water table then the additional water being pumped out of the well would be okay.

Attorney Scales stated as a provision, the Township could monitor the operation in periodical stages.

Mary Ann Andersen of 9488 Myers Lake Avenue, Rockford, MI said she personally checked out the operation and it was very nice. She looked at Stegman Creek and stated she could tell the difference between the level of the creek above and below the overflow pipe

Mr. Kelble commented he didn't need to go to full capacity of pumping any time soon.

Marty Patterson of 6280 13 Mile Rd. Rockford, MI asked if there was any documentation available on how much water is flowing right now.

Mr. Kelble said the flow was verified 2 months ago. As stated in his report, it was measured at approximately 72 gallons per minute.

Mary Ann Andersen inquired whether or not Country Fresh would consider a limit of pumping per day.

Mr. Kelble commented that they needed the flexibility of pumping for timing when more water would be in demand.

Wally Andersen asked if they could possibly monitor the pumping on an annual limit.

Mary Ann Andersen entertained the Planning Commission with the idea of having them appoint a group consensus for drawing up a agreement.

Attorney Scales stated many Townships have appointed a sub-committee, the committee could include input from the Township Engineer and Country Fresh whereas they could come up with a list of points to establish a certain parameter to create more of a defined agreement.

Marty Patterson of 6280 13 Mile Rd. Rockford, MI asked about the wear and tear on 13 Mile Rd. and questioned as to who would be responsible for the maintenance of the road.

Mary Ann Andersen stated that the Township is responsible for a portion of 13 Mile Rd.

**Chairman Davis closed the Public Hearing.**

Member Wood stated if the original Special Land Use had a limit on how much water could be pumped at a given time, who gave them permission to increase the level that they have risen to.

Mr. Kelble speculated they were probably a little bit too ambiguous, not realizing that what they needed to pump constituted an amendment to their special land use.

Attorney Scales stated that they are more than doubling the amount of what was decided upon at the original special land use request.

Member Post said Stegman Creek is not being affected right now, but he would like to see an independent study or some sort of an audit done by a Hydrologist at least every 6 months.

Attorney Scales agreed it would be a good idea, to have someone check the ground water levels and the levels of Stegman Creek. He said the U.S.G.S. has specifics set for water flow monitoring. He also referred to his memo dated, November 15, 2004 (cc: in file) whereas further studies be ordered as a part of the approval process, along with hours of operation and monitoring conditions. These could be included in the resolution. He volunteered to contact the Township Engineer, Chad Sosnowski for more input on further studies, and he will contact Jim McIntyre regarding road issues and contact the Township Board regarding setting up a sub-committee.

Member Brown made a motion to table the Country Fresh Special Land Use Amendment for further review. Member Wood seconded the motion. All ayes. The motion carried.

**Old Business: Final Site Plan Review for Solid Rock Worship Center – 11850 Shaner Avenue, Rockford, MI**

Representative Pastor Dana Bryan addressed the Planning Commission and presented an up dated plan. The plan included low voltage lighting and additional screening. He suggested he would like to keep the screening 75' away from the right of way. His developer John Krauss has been in contact with the Township Engineer, Chad Sosnowski and was informed they have met all requirements for storm water run off.

Member Post motioned to recommend approval of the Solid Rock Worship Center's site plan with the conditions discussed of additional screening along the drive towards Shaner Avenue and shielded lighting. Member Wood seconded motion. All ayes. The motion carried.

**Zoning Administrator Report:**

Frank Buckley presented to the Commission a copy of the Courtland Township Zoning Map which pointed out areas of commercial re-zoning which the planning commission may want corrected on the zoning map.

Attorney J. Scales said the map could be easily fixed and we should have someone like Prein and Newhof take a look at it and possibly they could draw up a new map with the changes. He suggested to Mr. Buckley that maybe we could get some quotes in regards to cost.

**Township Attorney Report:**

Mr. Scales stated he would like to review the Commercial re-zoning issue for the January 2005 Planning Commission meeting.

**Township Board Report:**

No report.

**Zoning Board of Appeals Report:**

No report.

**Adjournment:**

Member Wood made a motion to adjourn the meeting. Member Brown seconded the motion. All ayes. The motion carried. Meeting adjourned at 9:15 PM.

Respectfully Submitted,

Kym Steffes,  
Recording Secretary

